

**MINUTES
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
BOARD MEETING**

**HELD ON APRIL 24, 2024, AT THE OFFICE OF SNOW JENSEN & REECE, P.C., 912 W. 1600
S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:00 A.M.**

MEMBERS PRESENT: Tyler Romeril, (zoom); Dane Leavitt, (zoom); Ron Larsen (zoom); Jim Douglas (zoom) Brett Warby, (zoom)

ALSO PRESENT: Matt Ence District Counsel, (zoom); Adam Daly, Gilmore and Bell (zoom); Michael Jensen, (zoom) & Jennifer Gowans.

EXCUSED: Eric Leavitt

A. Call to Order

The meeting convened at 9:02am.

B. Public Comment

No one is present to comment from the public.

C. Preliminary Action Items

1. Approve the minutes of Board meeting held on April 5, 2024.

Dane Leavitt motions to approve the minutes from April 5, 2024, with the addition of the training listed as having been completed.

Tyler Romeril seconds the motion.

All trustees present voted in favor and the meeting minutes passed.

D. Action Items

1. Consider Re-approval of Resolution 2024-05: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Annexing approximately 1360.426 acres into the District, Authorizing the Plat and other documents in connection.

2. Consider Re-approval of Resolution 2024-06: A Resolution of the Board of Trustees of Iron Horse Public Infrastructure District to certify a Petition for Withdrawal approximately 1.76 acres from the District; Authorizing the Plat and other Documents in connection.

Matt Ence takes the board through resolution 2024-05 & 2024-06 and explains these are unchanged from the last meeting and just need to be approved once more for a timely submission.

Tyler Romeril moves to approve Resolution 2024-05 & 2024-06

Brett Warby seconds the motion.

All trustees present voted in favor and Resolution 2024-05 & Resolution 2024-06 passed.

3. **Consider approval of Resolution 2024-07: a Resolution of the Board of Trustees of Iron Horse Public Infrastructure District declaring its intention to reimburse itself for expenditures incurred in connection with the Public Improvements and all related Improvements with proceeds of federally tax-exempt Bonds that it intends to issue; approving the amount of an initial reimbursement for public infrastructure costs expended; and related matters.**

Matt Ence explains this resolution to the board and asks if there are any questions.

Dane Leavitt moves to approve Reimbursement Resolution 2024-07 with the addition of \$6 million inserted into section 3.

Tyler Romeril seconds the motion.

All trustees present voted in favor and Resolution 2024-07 passed.

4. **Consider approval of Resolution 2024-08: A Resolution, establishing the terms and conditions of an Assessment Ordinance for the Iron Horse Assessment Area #1 (the "Assessment Area"), authorizing the execution of an Designation Resolution and an Amended and Restated Assessment Ordinance for the Assessment Area; approving an appraisal for the Assessment Area; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this Resolution; and related matters.**

Adam Daly explains to the board in depth the documents and procedures for this Resolution. Dane Leavitt asks if this is the same resolution sent from Sam Elder. Adam Daly confirms that it is.

Dane Leavitt motions to approve Resolution 2024-08.

Ron Larsen seconds the motion.

All trustees present voted in favor and Resolution 2024-08 passed.

D. Administrative Non-Action Items

Dane Leavitt asks questions on the bonds and definitions of terms within the documents. Adam Daly briefly provides answers to his questions and agrees to send an in depth email after the meeting. Tyler Romeril asks about the map of the boundary assessment area. Adam Daly provides clarification and asks for an executed copy of the Certificate of Product Engineer. Dane Leavitt confirms it was sent over by Ron Larsen today.

E. Adjourn

Brett Warby moves to adjourn.

Tyler Romeril seconds the motion.

All trustees present voted in favor of approval of adjournment of the meeting.

Tyler Romeril

Tyler Romeril, District Clerk

Approval Date: 05/06/2024

SIGNATURE CERTIFICATE



REFERENCE NUMBER
342BB579-F97C-4152-856F-8B17961CAEA8

TRANSACTION DETAILS	DOCUMENT DETAILS
Reference Number 342BB579-F97C-4152-856F-8B17961CAEA8	Document Name IHPID 2024 04 24 Minutes DRAFT 4appvl
Transaction Type Signature Request	Filename IHPID_2024_04_24_Minutes_DRAFT_4appvl.docx
Sent At 05/06/2024 15:31 MST	Pages 3 pages
Executed At 05/06/2024 15:49 MST	Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document
Identity Method email	File Size 37.6 KB
Distribution Method email	Original Checksum 951a2798b34dbdd47e171408a19563011672f8a853e0fde26ae74b78f0a8852c
Signed Checksum 0c4c709b58ad4fc96222cc75f44fecee63c3c6ff5fcf18ae216375301ef6f49e	
Signer Sequencing Disabled	
Document Passcode Disabled	

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
Name Tyler Romeril	Status signed	Viewed At 05/06/2024 15:48 MST
Email tyler-romeril@leavitt.com	Multi-factor Digital Fingerprint Checksum ca4af958249e29b354b85a91320e4ab096645e5b6c22983c5e54be6390e02677	Identity Authenticated At 05/06/2024 15:49 MST
Components 2	IP Address 208.93.178.94	Signed At 05/06/2024 15:49 MST
	Device Microsoft Edge via Windows	
	Typed Signature Tyler Romeril	
	Signature Reference ID 563E2F16	

AUDITS

TIMESTAMP	AUDIT
05/06/2024 15:31 MST	Jennifer Gowans (jgowans@snowjensen.com) created document 'IHPID_2024_04_24_Minutes_DRAFT_4appvl.docx' on Chrome via Windows from 208.117.120.90.
05/06/2024 15:31 MST	Tyler Romeril (tyler-romeril@leavitt.com) was emailed a link to sign.
05/06/2024 15:48 MST	Tyler Romeril (tyler-romeril@leavitt.com) viewed the document on Microsoft Edge via Windows from 152.39.216.195.
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